

# REPORT TO COUNCIL



**Date:** June 21, 2021

**To:** Council

**From:** City Manager

**Department:** Development Planning Department

**Application:** Z21-0017

**Owner:** Shannon Elizabeth Day

**Address:** 1653 Highland Dr N

**Applicant:** Sean David Nelson

**Subject:** Rezoning Application

**Existing OCP Designation:** S2RES – Single/Two Unit Residential

**Existing Zone:** RU1 – Large Lot Housing

**Proposed Zone:** RU6 – Two Dwelling Housing

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## 1.0 Recommendation

THAT Rezoning Application No. Z21-0017 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 4 Section 29 Township 26 ODYD Plan 12634, located at 1653 Highland Drive North, Kelowna, BC from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone be considered by Council;

AND THAT Council, in accordance with Local Government Act s. 464 (2), waive the Public Hearing for the Rezoning Bylaw;

AND FURTHER THAT final adoption of the Rezoning Bylaw be considered subsequent to the issuance of the Preliminary Layout Review Letter by the Approving Officer.

## 2.0 Purpose

To rezone the subject property from the RU1 – Large Lot Housing zone to the RU6 – Two Dwelling Housing zone to facilitate a 2-lot subdivision, and to waive the Public Hearing.

## 3.0 Development Planning

Staff support the proposal to rezone the subject property from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing to facilitate a 2-lot subdivision. The subject property has a Future Land Use Designation of S2RES – Single/Two Unit Residential and is within the City's Permanent Growth Boundary. As such, the proposed zone is consistent with the Official Community Plan's (OCP) objectives. In addition, both lots meets the minimum dimensions of the RU6 zone.

## 4.0 Proposal

### 4.1 Project Description

The proposed rezoning from RU1 – Large Lot Housing to RU6 – Two Dwelling Housing is to facilitate a 2-lot subdivision. The property currently has one home, which is proposed to remain, and meet all required setbacks of the property. The proposed new lot (Lot A) is the only lot that is large enough to allow two-dwelling housing, while Lot B, is an undersized RU6 lot, so the maximum density is a single-family dwelling and a carriage house.

The property is currently accessed through a reciprocal access agreement with the property to the West. This reciprocal access agreement will be removed and all access will be required to come off Highland Drive N.

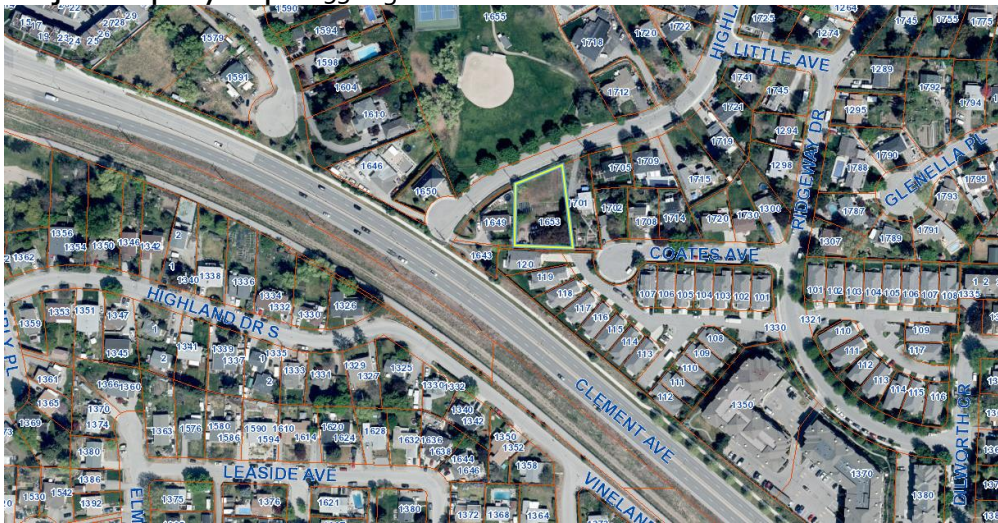
### 4.2 Site Context

The property is located in the Glenmore – Clifton – Dilworth OCP Sector and is within the Permanent Growth Boundary (PGB). The surrounding area is primarily zoned RU1 – Large Lot Housing, RU5 – Bareland Strata Housing and P3 – Parks and Open Space.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Jack Robertson Memorial Park
East	RU1 – Large Lot Housing	Single-Family Dwelling
South	RU5 – Bareland Strata Housing	Single-Family Dwelling(s)
West	RU1 – Large Lot Housing	Single-Family Dwelling

### Subject Property Map: 1653 Highland Dr N



## 5.0 Current Development Policies

### 5.1 Kelowna Official Community Plan (OCP)

#### Chapter 1: Introduction

*Goals for a Sustainable Future:*

Contain Urban Growth – Reduce greenfield urban sprawl and focus growth in compact, connected, and mixed-use (residential and commercial) urban and village centres.

#### Chapter 5: Development Process

##### *Objective 5.3 Focus development to designated growth areas*

*Policy .1 Permanent Growth Boundary.* Establish a Permanent Growth Boundary as identified on Map 4.1 and Map 5.2. The City of Kelowna will support development of properties outside the PGB for more intensive use only to the extent permitted as per the OCP Future Land Use designations in place as of initial adoption of OCP Bylaw 10500, except for Agri-Business designated sites or as per Council's specific amendment of this policy. The PGB may be reviewed as part of the next major OCP update.

#### **6.o Application Chronology**

Date of Application Received: February 18<sup>th</sup>, 2021  
Date Public Consultation Completed: March 16<sup>th</sup>, 2021

**Report prepared by:** Tyler Caswell, Planner I

**Reviewed by:** Dean Strachan, Community Planning & Development Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

#### **Attachments:**

Attachment A: Proposed Subdivision and Layout